

1 Gerogeri Street, Seacombe Gardens, SA 5047

HARRIS

Sold House

Saturday, 17 February 2024

1 Gerogeri Street, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 1

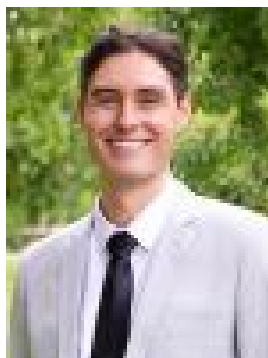
Parkings: 3

Area: 740 m2

Type: House



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\$830,000

Bursting with retro spirit, 1 Gerogeri Street is a rare chance for you to take the reins and steer the next era. Whether you're seeking a new address, investment, renovation, restoration, or even complete redevelopment of the vast 740sqm allotment, the options are as endless as they are enticing. A classic weatherboard frontage is elevated by stone and bookended by dual carports, making it simpler than ever to store weekend vehicles, boats and caravans off-street. Setting the tone for the character subtly carried throughout, an expansive front living area is canopied by high ceilings and centred by fireplace. An updated sit-in kitchen boasts stainless steel appliances and large island bench for smooth meal service, connecting to rear deck and central hallway for effortless flow. Three generous bedrooms are tucked in their own wing, all serviced by a well-appointed family bathroom, while an additional lounge provides scope for custom configuration as a work-from-home suite or teenagers retreat. A full-length deck seamlessly blends indoors and out, offering ample room for alfresco living and dining simultaneously. East-facing for abundant morning sun, it's sure to be an outdoor epicentre that hosts everything from lazy brunch to extended family Christmas Day. Brimming with truly unique appeal, a detached rumpus room is a true multipurpose space, bright sunroom the perfect observation deck over the garden. Embrace as is, bar honouring the home beer hall traditions of Europe, or reimagine as a hobby zone, yoga studio, home gym, artists retreat, or the ultimate kids room. Established gardens and lush lawns wrap the allotment in botanical privacy, delivering a haven for green thumbs to thrive, while an additional paved area completes the footprint with the ideal spot to sit back, relax, and survey your enviable empire. Waratah Square Reserve is practically an extension of your front yard, with an abundance of additional parks nearby to explore on foot. Only a short drive to Westfield Marion for all your sartorial, culinary and cinematic needs, or a simple jaunt west places you on the dunes of Adelaide's best beaches. Less than 30 minutes to the Adelaide CBD, with numerous educational options, including Darlington Primary School, Seaview Downs Primary School, Seaview High School, Westminster School, Sacred Heart College, and Flinders University nearby for a streamlined school run and commute. Whatever passion it sparks - expansion, redevelopment, or even subdivision (STCC) - there's plenty of room for it all. More to love: • Ducted evaporative air conditioning throughout • Dual carports and additional off-street parking • Heater to main living area • Separate laundry with exterior access • Established gardens • External blinds • Ceiling fan to main bedroom Specifications: CT / 5627/403 Council / Marion Zoning / General Neighbourhood Built / 1954 Land / 740m² Frontage / 27.43m Council Rates / \$1640.88pa Emergency Services Levy / \$143.70pa SA Water / \$134.72pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Darlington P.S, Seaview Downs P.S, Warradale P.S, Seaview H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409